



REQUEST FOR PROPOSALS

RFP #03-21/22: Development Opportunity



Response Deadline: Tuesday, February 1, 2022, at 2:00 PM ET

Deadline to Request Additional Information and Ask Questions:
Thursday, January 13, 2022, at 5:00 PM ET

All questions will be posted and answered on the City's website by
Thursday, January 20, 2022, at 5:00 PM ET

PREPARED BY: City of Sumter

CONTACT: BJ Reed

breed@sumtersc.gov

I. INTRODUCTION

The City of Sumter seeks proposals for the development of multiple City-owned properties for the purpose of redevelopment. The City currently has suitable parcels of land and will sell them at a discounted price to qualified developers that agree to redevelop the property for residential use, as well as commercial where permitted, and complete other necessary improvements to the property.

Following a review of proposals submitted by interested developers, the City will contact those parties it determines are best suited to enter into this venture with the City.

II. REQUEST FOR PROPOSALS

The City of Sumter and its partner, the Santee-Lynches Regional Development Corporation were awarded a grant by the South Carolina State Housing Authority under its Neighborhood Initiative Program (NIP). The award facilitated the purchase and demolition of many blighted structures in the City's most at-risk neighborhoods.

The Goal of the Neighborhood Initiative Program (NIP) is to stabilize property values through the removal of blighted properties in strategically targeted areas and replace with affordable housing where feasible.

The majority of these properties were acquired through the NIP Program, however some may have been acquired by different means and may be better suited for commercial development.

A. Submittals

The City will accept submittals through **Tuesday, February 1, 2022, at 2:00 PM ET**. Submittals will be reviewed and evaluated based upon the criteria identified below:

I. Cover Letter

- The cover letter should serve as the introduction to your proposal and to your organization.
- Describe what makes you uniquely qualified to partner with the City in this redevelopment opportunity and why you would like to take on this project.

II. Description of Qualifications

- Describe the unique skills and experience of your project team, as well as what best qualifies your team to work on this project, including any relevant certifications and education.

III. Project Description

- Describe how you plan to develop the property with details such as housing type, unit size, and fit with neighborhood aesthetic. Sketches may be included but do not need to be professionally produced.
- List information on the estimated purchase / lease price point of your unit(s) as well as whether the unit(s) will be offered for sale or rent.

IV. Real Estate Terms, Preliminary Budget, and Financing Plan

- List proposed terms of real estate transaction including the proposed purchase price of the parcel(s) or \$0.00 if seeking a donation and closing timeline.
- Outline your preliminary budget for the project and how you plan to finance the work, including information on any grants or incentives you plan to utilize or apply for.

V. Development Timeline

- Summarize and outline your development timeline for the project.

III. SUBMITTAL INFORMATION

A. Format of Submittal

Please respond with your submittal, addressing the requirements identified above, formatted to standard letter-size paper in pdf format. The front cover must clearly identify the project name, project number, date of submission, and the name of the submitting entity. Vendors should number each side of a printed page consecutively. Additional promotional materials providing an overview of the firm or prior projects may also be submitted. All responses must be received by **Tuesday, February 1, 2022, at 2:00 PM ET.**

B. Scoring Criteria

Major Category	Criteria Summaries
Developer Experience (POINT VALUE=25)	<ul style="list-style-type: none"> The successful developer should have sufficient experience developing properties, all necessary qualifications and certifications, and a working knowledge of the Asheville community and its unique needs.
Development Plan (POINT VALUE=25)	<ul style="list-style-type: none"> The successful plan should include attractive and livable units that fit well with the surrounding neighborhood.
Financial Capacity (POINT VALUE=25)	<ul style="list-style-type: none"> The successful developer will have adequate financial resources to both purchase the property and develop it for occupancy.
Timeline (POINT VALUE=20)	<ul style="list-style-type: none"> The successful developer will be able to begin the project once awarded and finish it in an extremely timely manner.
Statement of why the Firm/Company should be selected (POINT VALUE=5)	<ul style="list-style-type: none"> Statement of why the FIRM/COMPANY should be selected in this redevelopment project.

C. Response Deadline:

All submittals must be uploaded to the City of Sumter's website no later than 2:00 PM ET on Tuesday, February 1, 2022.

<https://www.sumtersc.gov/departments/purchasing/rfp-rfq>

D. Questions:

All questions regarding the submittal of this RFQ must be in writing and shall be directed to BJ Reed, Strategic Initiatives Manager via e-mail at: breed@sumtersc.gov.

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IV. RIGHT TO REJECT

The City reserves the right to accept or reject any and/or all proposals, to cancel the Project as defined below, to waive irregularities and technicalities, and to request resubmission. The City shall be the sole judge of whether any proposal and/or the resulting Agreement is in its best interest, and its decision shall be final. The City reserves the right to accept or reject all or any part of a submission, if it is deemed in the best interest of the City. The City, in its sole discretion, may expand the scope of work to include additional requirements. The City reserves the right to investigate as it deems necessary to determine the ability of any proposer to perform the work or services requested. Each proposer, upon request, shall provide such information as the City deems necessary to make a determination.

V. SUBMISSION DISCLAIMER

The City of Sumter may, at its sole discretion, request that proposers supplement their qualification with additional information following the initial submittal deadline.

VI. PROPOSED SCHEDULE

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Submittals Due: Tuesday, February 1, 2022, at 2:00 PM ET.

ATTACHMENT A

PROPERTY INFORMATION:

Please be aware that the buyer is responsible for confirming the availability of water, sewer, electricity, and other needed utilities.

525 Dingle Street

This parcel is located near the intersection of Dingle St. and S Purdy St., zoned R-6 (Single Family Residential), and consists of 0.28 acres. Fair market value per Sumter County Tax Assessor's Office is \$5,000.



533 Dingle Street

This parcel is located at the corner of Dingle St. and S Purdy St., zoned R-6 (Single Family Residential), and consists of 0.14 acres. Fair market value per Sumter County Tax Assessor's Office is \$2,600.



507 West Oakland Avenue

This parcel is located in the block between S Salem Ave. and S Blanding St., zoned R-6 (Single Family Residential), and consists of 0.22 acres. Fair market value per Sumter County Tax Assessor's Office is \$3,920.



509 West Oakland Avenue

This parcel is located in the block between S Salem Ave. and S Blanding St., zoned R-6 (Single Family Residential), and consists of 0.22 acres. Fair market value per Sumter County Tax Assessor's Office is \$3,920.



36 Wright Street

This parcel is located in the block between W Bartlette St. and W Liberty St., zoned R-6 (Single Family Residential), and consists of 0.24 acres. Fair market value per Sumter County Tax Assessor's Office is \$2,500.



614 Manning Avenue

This parcel is located at the corner of Manning Ave. and Kelly Ave., zoned GC (General Commercial), and consists of 0.49 acres. Fair market value per Sumter County Tax Assessor's Office is \$10,870.



501 Church Street

This parcel is located at the corner of Church St and Pear St, zoned R-6 (Single Family Residential), and consists of 0.17 acres. Fair market value per Sumter County Tax Assessor's Office is \$1,500.

